



**City of Seattle**

# Preliminary Assessment Report

## Project 011301-18PA, 1522 NW 61st ST

**Assessment Completed:** 6/22/2018

### Project Description:

### Primary Applicant:

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### **SDCI Drainage Requirements**

Matthew Bateman, (206) 615-1229, [Matthew.Bateman@Seattle.gov](mailto:Matthew.Bateman@Seattle.gov)

#### **SDCI Land Use Requirements**

Malli Anderson, (206) 233-3858, [Malli.Anderson@Seattle.Gov](mailto:Malli.Anderson@Seattle.Gov)

#### **SDCI Preapplication Site Visit Requirements**

Roxanne Kennedy, (206) 615-1283, [Roxanne.Kennedy@seattle.gov](mailto:Roxanne.Kennedy@seattle.gov)

#### **Seattle City Light Requirements**

Stephanie Franklin, (206) 615-0604, [stephanie.franklin@seattle.gov](mailto:stephanie.franklin@seattle.gov)

#### **Seattle Department of Transportation Requirements**

Rachel Huck, (206) 386-1108, [Rachel.Huck@seattle.gov](mailto:Rachel.Huck@seattle.gov)

#### **Seattle Public Utilities Requirements**

Lan Chau, (206) 727-3584

#### **Water Availability**

#### **Seattle Public Utilities Drainage/Sewer Availability Requirements**

### Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

#### **SDCI Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

\*\*The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.\*\*

#### **Existing Public Drainage Infrastructure**

Combined sewer main location: **NW 61st St**

Combined sewer main size: **8"**

#### **Drainage**

##### New or Reduced Size Lot

This project is on a lot created, or reduced in size, on or after January 1, 2016. Drainage requirements will be addressed accordingly. See [SMC 22.805.030.B.1](#) and [SMC 22.805.040.B.1](#).

##### Infiltration Investigation Required: Yes

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the DPD Stormwater Code website.

<http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

### **Project Type and Drainage Basin**

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Combined sewer**

Project Type: **Parcel-based**

Drainage Basin: **Public combined sewer**

### **Drainage Control Compliance**

Drainage Review Required: Yes

Drainage Control Review is required for this project per [SMC 22.807.020](#). Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: Yes

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per [SMC 22.805.030.A](#), [SMC 22.805.040.A](#), or [SMC 22.805.050.A](#). Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: Yes

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: No\*

Based on the information provided, adherence to Flow Control Standards is not required for this project.

\*Note: if groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6.

### **Water Quality**

No requirements

### **Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Combined Sewer**.

**King County Capacity Charge:** All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge (DPD Director's Rule 4-2011, [Requirements for Design and Construction of Side Sewers \(Drainage and Wastewater Discharges\)](#)) is located at the following: **Combined system**.

### **Side Sewer**

#### **Connections to Existing Side Sewers**

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

If there is an increase of dwelling units or buildings the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

### **Other Requirements**

- In lieu of requiring a drainage plan and report for this MUP application, the "full" Drainage Review (SMC 22.807.020A.1) may be deferred until Building Permit review. Please add this note to the first sheet of the MUP application plan set: "The subdivision of the property will not reduce the requirements of the City of Seattle Stormwater Code and the City of Seattle Side Sewer Code. For the purposes of ensuring compliance with the intent of the City of Seattle Stormwater Code and the City of Seattle Side Sewer Code, the proposed parcels within this subdivision will meet the standards required by the higher area threshold of the entire property being subdivided or the entire development, whichever is larger, rather than the standards required for each of the proposed parcels individually."

### **SDCI Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowimanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

#### **NW 61ST ST**

Street trees shall be provided in the planting strip according to [Seattle Department of Transportation Tree Planting Standards](#). Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT.

### **Alley Requirements**

#### **ALLEY N OF SITE**

Based on the submitted documents, no alley improvements are required per [SMC 23.53.030](#).

## Land Use

An arborist report may be required. See Tip 242, [Tree Protection Regulations in Seattle](#) for more detail.

Alley access may be required

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

## ECA Mapping Unit and Type

Non-ECA

### Existing ROW Conditions

#### NW 61ST ST

Street conditions:

Concrete paving

Visible pavement width is: 27LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 3.5" rolled inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

#### ALLEY N OF SITE

Concrete paving

V-shaped cross-section

Downstream inlet prior to crossing sidewalk

### Potential Impacts to Seattle Parks Property

No parks property in vicinity

## Seattle City Light Requirements

### Easements

SCL power easement is required. Property survey may be required at project's expense. The easement described on page five of the document is adequate for underground service.

Other requirements: The subdivision appears to create two separate development sites. These separate sites require separate services from a single utility termination point in an easement. Clearance from permanent structures and other utilities is required. Please contact your Electrical Service Representative well in advance of construction to discuss City Light's requirements for electrical service connection. It is also recommended that the project contact SDCI's electrical inspection division to confirm that the electrical services to each site will be in compliance with National Electrical Code requirements.

### Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Yolanda Dixon, 206-684-4978, [yolanda.dixon@seattle.gov](mailto:yolanda.dixon@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### SDOT Permitting Information

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

All private uses of the public right-of-way (ROW) require review by SDOT and may require a Public Space Management Annual permit. Review considerations include the location and purpose of the proposed use, the public interest served by the proposed use, the current and future needs for the ROW. All PSM Annual permits are revocable with 30 days' notice and may require insurance or indemnification. Some private uses may trigger a term permit, which requires City Council approval. PSM permits have an annual fee. Stairs built in the ROW require a PSM Annual Permit

### Existing conditions review

The city's [Right-of-Way Improvements Manual](#) identifies recommended curb-to-curb, planting strip, and sidewalk widths by street type. Urban Village Neighborhood Access

Consider pedestrian and bicycle accessibility and safety enhancements along the existing [Safe Routes to School](#) walking route.

## Street Improvement Requirements

## **NW 61ST ST**

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Tree protection inspection is required prior to site activity. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5.5'-wide (minimum) planting strip, between the sidewalk and the curb, or 10' clear from the pavement edge on streets where curbs are not required. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Please submit a landscape plan for SDOT Urban Forestry review to [ben.roberts@seattle.gov](mailto:ben.roberts@seattle.gov). Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria.

### **Alley Requirements**

#### **ALLEY N OF SITE**

Provide all vehicle access to the site via the alley.

Provide trash collection via the alley. Coordinate with SPU.

## **SPU Requirements**

### **Flow Control Compliance**

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

## **SPU Sewer/Drainage Availability Requirements**

### **Other Requirements**

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).